

# **\$299,000 - 403065 Range Road 4-5 Road, Rural Clearwater County**

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MLS® #A2237723

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.04 Acres

NONE, Rural Clearwater County, Alberta

**YOUR PRIVATE 5 ACRE RETREAT NEAR LESLIEVILLE-WITH UTILITIES & RUSTIC CABIN** Nestled just off Highway 12 and a short drive from Leslieville, this 5.04 acre parcel offers a beautiful blend of level land and rolling topography, creating a scenic and peaceful setting. The land has been lovingly treated and features both open spaces and a gently sloping valley - perfect for anyone looking to build, retreat, or invest in Alberta's countryside. The property includes a rustic 1976 cabin - offering little to no current value but plenty of potential for the right buyer. It features vinyl siding, a durable metal roof, and a cozy fireplace. Inside, you'll find a newer furnace and a 2 yr old hot water tank already in place. Whether you choose to restore the cabin or start fresh, the infrastructure offers a helpful head start. Additional improvements include: natural gas and electricity services already on the property. Drilled well (2012), Older garage with concrete floor and wired for power. Three-sided wood or equipment storage shed. The sewer system is in place and appears to work without issue, but the seller is unaware of what type of system, but with all other utilities in place, this could be the perfect project property or weekend getaway. Enjoy the peace and quiet of rural living with easy access to town services just minutes away.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2237723         |
| Price     | \$299,000        |
| Bathrooms | 0.00             |
| Acres     | 5.04             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 403065 Range Road 4-5 Road |
| Subdivision | NONE                       |
| City        | Rural Clearwater County    |
| County      | Clearwater County          |
| Province    | Alberta                    |
| Postal Code | T0M 1H0                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 7              |
| Zoning         | CRA            |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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